

MAP #	OWNER NAME	LOCATION ADDRESS
01006001	LUTHER, WILLIAM T & LUTHER, THOMAS J	1001 JACKSON ST
01006002	COLLINS, WILLIE L ESTATE / C/O PEARL SPAIN	1005 JACKSON ST
01006003	HUGHES, JOHN H III & SHIRLEY W	1009 JACKSON ST
01006004	WEST, JENNY	1011 JACKSON ST
01006005	HALL, JAMES C JR & SEBRENA M	1013 JACKSON ST
01006006	JENNINGS, EARL S & BARBARA J	1015 JACKSON ST
01006007	SMITH, WILLIAM T & ANN W	1023 JACKSON ST
01006008	913 ELEVENTH STREET ASSOCIATES	913 ELEVENTH ST
01007001	LESH, THOMAS J & LORA L	1101 JACKSON ST
01007002	BROWN, HENRY D IV	1105 JACKSON ST
01007003	SCOTT, BETH A	1107 JACKSON ST
01007004	SMITH, LEON P & SANDRA L	1111 JACKSON ST
01007005	MITCHELL, EDWARD W & VIRGINIA	1115 JACKSON ST
02441007	QUEEN, CALVIN J JR	809 FEDERAL ST
02441008	MITCHELL, SANDRA F	813 FEDERAL ST
02441009	MITCHELL, SANDRA F	815 FEDERAL ST
02441010	FOSTER, DWIGHT & IRENE A	819 FEDERAL ST
02441020	PETTY, SUSIE C	809 NINTH ST
02442002	EIGHTH ST BAPTIST CHURCH TR	704 EIGHTH ST (Portion of)
02442007	HARLESS, THOMAS A	822 FEDERAL ST
02442011	HARLESS, THOMAS A & BOLTON, PHYLLIS J	809 HARRISON ST
02442012	HARLESS, THOMAS A & BOLTON, PHYLLIS	810 FEDERAL ST
02454001	OSBEY, JAMES F	900 HARRISON ST
02454005	HUNDLEY, PRESTON B JR & ISABEL C	922 HARRISON ST
02454006	LUCAS, JUSTIN R	916 HARRISON ST
02454007	VILLARREAL, ANNETTE K	914 HARRISON ST
02454008	HARVEY, GEORGE W & MARY V	910 HARRISON ST
02454009	OSBEY, JASON	906 HARRISON ST
02454010	OSBEY, JASON L	904 HARRISON ST
02455002	LUTHER, WILLIAM	915 HARRISON ST
02455004	SMITH, ROBERT U & ARLENE H	919 HARRISON ST
02455005	SMITH, ROBERT U & ARLINE H	923 HARRISON ST
02455006	STEWART, MARY J	922 FEDERAL ST
02455007	SAUNDERS, DAVID M & DEBRA K	920 FEDERAL ST
02455008	MOORE, MICHAEL T & PATTY W	914 FEDERAL ST
02456002	MOSELEY, DAVID L & ANNIE F	903 FEDERAL ST
02456003	THOMAS, SHIRLEY R	905 FEDERAL ST
02456004	LYNCHBURG REDEVELOPMENT & HOUSING AUTHORITY	911 FEDERAL ST
02456005	HUNTER, EMMA K	917 FEDERAL ST
02456006	HUNTER, EMMA K	923 FEDERAL ST
02457001	GROOMS, ROBERTA L	1007 FEDERAL ST
02457002	STIDHAM, HELEN H TRUSTEE	1015 FEDERAL ST
02457003	WAYNE, MARK D	1021 FEDERAL ST
02457005	DAVID, EUGENIA	1020 JACKSON ST
02457006	BARNETT, EARNEST J JR & DEBORAH M	1014 JACKSON ST
02457007	GROOMS, ROBERTA	810 TENTH ST
02457008	GROOMS, ROBERTA L	1000 JACKSON ST
02457009	GROOMS, ROBERTA L	1008 JACKSON ST
02458001	ROSS, ROBERT R	1002 FEDERAL ST
02458002	PEEKS, LEAH	1001 HARRISON ST
02458003	AIKEN, CLYDE M & PHILLIPS, IRIS L	1005 HARRISON ST

02458004	HASSETT, BENJAMIN E	1011 HARRISON ST
02458005	FOX, PAUL O & GERTRUDE A	1021 HARRISON ST
02458006	WHITTED, JAMES & JANICE LEE	1023 HARRISON ST
02458007	WEST, JENNY L	1020 FEDERAL ST
02458008	BOYERS, EDWARD L & SUSAN M	1012 FEDERAL ST
02458009	BOHNERT, NEIL W & GRACE A	1004 FEDERAL ST
02458010	PORTER, ALPHONSO & BARBARA L	1003 HARRISON ST
02458011	ANDERSON, WARREN L & YVETTE H	1013 HARRISON ST
02459001	ROSKELLEY, SAMUEL K & JANIS B	1000 HARRISON ST
02459011	TRAETTINO, JIMMY & JULIETTE	1020 HARRISON ST
02459012	D'OSTILLO, JAMES P	1014 HARRISON ST
02459013	ROSKELLY, SAMUEL	1008 HARRISON ST
02459014	FERGUSON, MARY E	1004 HARRISON ST
02470001	MUNDY, JAMES H & THELMA L	1102 HARRISON ST
02470010	T DELAWARE PROPERTIES LC	1118 HARRISON ST
02470011	HUBBLE-CARSON, PATRICK L & BRIDGET A	1112 HARRISON ST
02471001	RUCKER, ALVIN O & SHARLENE T	1100 FEDERAL ST
02471002	CARTER, DORIS YVONNE & TERENCE CARTER	1101 HARRISON ST
02471003	DK SPACES LLC	1105 HARRISON ST
02471004	CARTER, DORIS Y	1109 HARRISON ST
02471005	GINGRAS, BRIAN M	1115 HARRISON ST
02471006	HALE, MARICLARIE & WEBER, RONALD E	1121 HARRISON ST
02471007	BROOKS, KENT & DONNA J B	1118 FEDERAL ST
02471008	HILL, LEON A	1108 FEDERAL ST
02471009	ALVE, M FLORENCE	1106 FEDERAL ST
02471010	GANONG, STEPHEN P & ANNE M	1102 FEDERAL ST
02472001	BOYERS, DANIEL E & MARIELA Z	1100 JACKSON ST
02472002	RIPLEY, PHILIP H & ANN S	1101 FEDERAL ST
02472003	BROOKS, KENT & DONNA J B	1115 FEDERAL ST
02472005	ANTHONY, WILLIAM THOMAS JR & VIRGIE NOWLIN	1114 JACKSON ST
02472006	GILMORE, BRIAN K	1112 JACKSON ST
02472007	GILMORE, BRIAN K	1110 JACKSON ST
02472008	JACKSON, ANDREA M & CARTER, ANNIE B	1106 JACKSON ST
02472009	DORSEY, RALPH W & BARBARA C	1104 JACKSON ST

# FEDERAL HILL HISTORIC DISTRICT RESIDENTS ASSOCIATION

914 FEDERAL STREET

434 845 0451

May 12, 2006

To the Lynchburg Planning Commission

Subject: Rezoning the Federal Hill Historic District from R-3 to R-2

## Purpose of This Memorandum

Following the action of the Planning Commission on April 26, 2006 to initiate the rezoning of the Federal Hill Historic District and certain adjacent properties, the residents of the District have been working with Tom Martin to continue the rezoning process. The following information is submitted to assist the Commission in preparing a recommendation to the Lynchburg City Council. It is anticipated that this matter could be placed on the Council's June 13, 2006 agenda.

## Properties Affected by the Rezoning

### ***General Description and Notes on All Affected Properties***

The rezoning affects 86 properties in and adjacent to the Federal Hill Historic District.

	Number	Notes
Property Addresses Notified	97	A list of property owners in the FHHD and within 200 feet of the District was provided by the Lynchburg Community Planning and Development office
Properties to be rezoned	86	
Properties in the FHHD	81	
Properties not in the FHHD	5	Please see additional notes below
Vacant Lots	15	Includes three vacant lots adjacent to the FHHD
Structures	71	
Single-family Structures	67	94% of structures in the FHHD are single-family, free-standing residences
Multi-family Structures	4	
Unoccupied Structures	9	All are single-family dwellings; 5 are being restored; 4 are habitable
Property owners	109	Multiple owners on one deed and multiple properties held by a single owner

### ***Properties Not in the Historic District***

Of the five properties not in the historic district:

- Three are isolated by terrain (Federal and Jackson Streets do not intersect with Twelfth Street because of a steep bluff), but are not within the bounds of the historic district.
- Three are vacant lots.
- Two of the vacant lots are contiguous with properties in the historic district and owned by the owners of the contiguous properties.

809 Harrison Street	Vacant lot	Adjacent to, and owned by, an owner in the historic district
1120 Harrison Street	Vacant lot	On the corner of Harrison and Twelfth Streets
1118 Federal Street	Vacant lot	Owned by an owner in the historic district; isolated by terrain
1114 Jackson Street	Single-family	At the dead-end of Jackson Street
1115 Jackson Street	Single-family	At the dead-end of Jackson Street

### ***Current R-4 Properties***

Five properties are now zoned R-4 and are included in the proposed rezoning to R-2.

809 Harrison Street	Three contiguous properties owned by one owner who has requested that the properties be rezoned R-2; one property is a single-family dwelling and two are vacant lots.
810 Federal Street	
822 Federal Street	
900 Federal Street	Formerly the Frank Roane School, now apartments for the elderly
1120 Harrison Street	Vacant lot at the corner of Harrison and Twelfth Streets

The owner of three of these parcels has requested that the three properties be included in the R-2 zoning. The Lynchburg Covenant Fellowship, which owns and operates the Frank Roane apartments (formerly Frank Roane School), has indicated no objection to the rezoning. The owner of the property at 1120 Harrison Street, T. Delaware Properties, LLC, has been notified four times by letter and has not responded.

### **Purposes and Rationale for Rezoning**

#### ▪ ***Aligning with existing uses***

The FHHD is now 94% single-family structures. Only four structures are multi-family. The trend in recent years has been away from multi-family and non-conforming uses to single-family units.

#### ▪ ***Preserving the character of the historic district***

- **Federal Hill was developed as single-family dwellings**, some grand, some more modest. Neighborhood homes date from around 1813 to 1909. It has undergone significant restoration, through private investment, preserving an important part of the heritage of Lynchburg. Zoning for single-family units promotes investment in restoration to original architectural style and use and improves property values.
- Zoning for single-family residences is **consistent with the Comprehensive Plan**, Chapters 10 and 11, which cites the goal of preserving neighborhoods and the distinctive character of the historic districts. Preserving the original character of the neighborhood supports the restoration and redevelopment of the downtown area.
- To continue to permit development of **multi-family units is inconsistent with the historic character** of Federal Hill and counter to the restoration and preservation of the neighborhood. The Historic Preservation Commission monitors changes in structures and has pledged that any new development must be consistent with the character of the neighborhood, but it cannot supersede the zoning ordinance and mandate only single-family dwellings in the style of the

original homes in the District. **The R-2 zoning is the only type that is true to the character of the Federal Hill Historic District.**

▪ ***Following precedent in Diamond Hill and Garland Hill***

These two historic districts are now zoned R-2. The zoning has had a beneficial effect on those neighborhoods and the city, both in preserving the historic districts and increasing property values and tax revenues.

### **Actions Supporting the Rezoning Process**

With the advice and consultation of Mr. Tom Martin, the residents requesting the rezoning have taken responsibility for certain actions to facilitate the process.

1. A **notice of the intent to rezone** and a scheduled public meeting was sent to 97 property owners in and adjacent to the Federal Hill Historic District advising of the intended change.
2. A **public meeting** was conducted on April 10, 2006 at the Eighth Street Baptist Church. Approximately 20 persons attended. Mr. Tom Martin explained the process and the zoning ordinance and answered questions. All those present favored the rezoning.
3. A **petition** for rezoning is being circulated to permit property owners to sign, indicating support. This is a door-to-door effort that continues. Copies of the applicable sections of the Zoning Ordinance (R-3, R-2, and Nonconforming Uses) were distributed to owners. No one has refused to sign the petition or indicated objection to the rezoning.
4. **Absentee owners were notified by letter on May 2, 2006** of the rezoning plan and given an opportunity to sign a petition proxy. An addressed, stamped postcard was enclosed with each letter. As of May 12, 2006, four of the 28 owners have responded; all support the rezoning.
5. A **second mailing to absentee owners** was sent on May 12, 2006. An addressed, stamped postcard was enclosed with each letter.
6. The residents **gathered data to confirm property descriptions and uses** and to contact owners.
7. At the April 24, 2006 meeting of the Residents Association, the intent and progress were **discussed with the City Manager and Councilman Johnson**. All members of the City Council will be apprised of the rezoning request prior to the Council meeting on June 13, 2006.

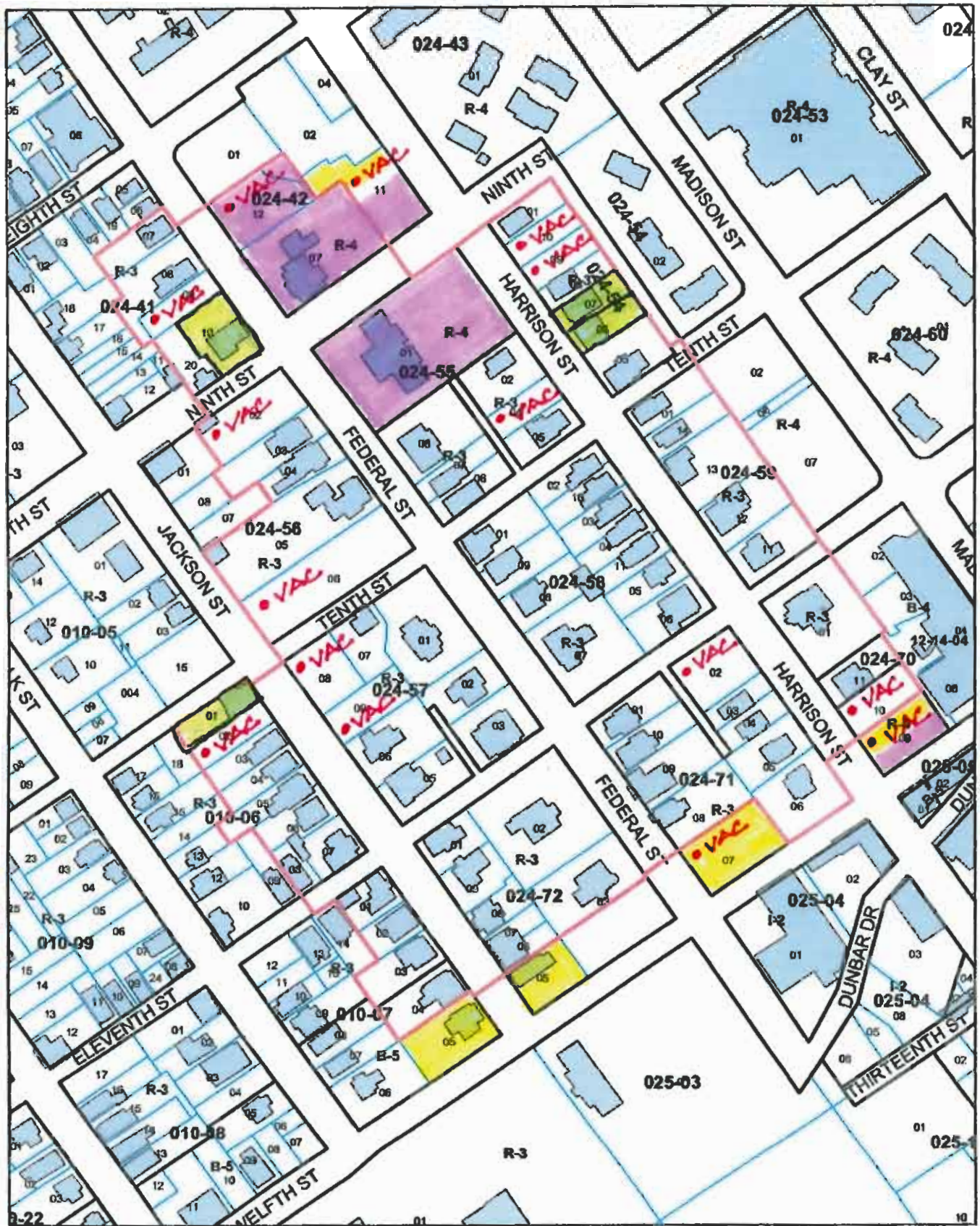
### **Supporting Documents**

The following documents are attached to supplement and amplify the information contained in this memorandum.

- Zoning map of the Federal Hill Historic District and adjacent properties, noting property uses
- Notice of public meeting; March 27, 2006
- Letter to absentee owners; May 1, 2006
- Letter to absentee owners; May 12, 2006

Signed petitions will be presented at the May 24, 2006 meeting of the Planning Commission.





- Multi-Family
- Properties not in FHHD
- Current R-4
- Vacant Lot
- Unmarked=single-family

## FEDERAL HILL

FEDERAL HILL HISTORIC DISTRICT RESIDENTS ASSOCIATION  
914 FEDERAL STREET  
434 845 0451

March 27, 2006

To: Residents of the Federal Hill Historic District and Adjoining Properties

From: Patty Moore, Chairman  
Federal Hill Historic District Residents Association

Subject: **Notice of Public Meeting**  
Rezoning of the Federal Hill Historic District

The Federal Hill Historic District Residents Association is asking the Lynchburg Planning Commission to initiate a process to rezone the Federal Hill Historic District from R-3 to R-2. The purpose of the rezoning is to make the zoning classification compatible with the predominant use of properties in the District, single-family dwellings. *The change does not affect any current use.* All current non-conforming uses will be "grandfathered" and permitted for the current owner and future owners as long as that use continues.

**A public meeting is scheduled for all FHHD property owners and owners of adjacent properties to discuss the change and hear comments on Monday, April 10, 2006 at 7:00 pm at the Eighth Street Baptist Church on the corner of Eighth and Federal Streets.**

Officials from the City of Lynchburg will be at the meeting to discuss the change and answer questions. Following the meeting, a petition will be circulated and each property owner will be given an opportunity to sign the petition, which will be submitted to the Lynchburg Planning Commission.

Please attend this important meeting.

FEDERAL HILL HISTORIC DISTRICT RESIDENTS ASSOCIATION  
914 FEDERAL STREET

May 1, 2006

**Requesting your support for the rezoning of the Federal Hill Historic District**

**What is the rezoning?**

The Lynchburg Planning Commission, at their regular meeting April 26, 2006, voted to initiate a process of rezoning the Federal Hill Historic District and certain adjoining properties from R-3, Medium Density, to R-2, Low-medium Density. The properties to be rezoned are all parcels within the Federal Hill Historic District on Harrison, Federal, and Jackson Streets and the following adjacent properties not in the Historic District:

1120 Harrison Street  
809 Harrison Street

1118 Federal Street

1114 Jackson Street  
1115 Jackson Street

**What does this change mean?**

If the Lynchburg City Council rezones these properties to R-2, the only uses permitted will be: 1) one single-family detached home per lot; 2) one two-family dwelling per lot in which the owner resides and provided the building has only one main entrance which is located in the front of the building and has no outside characteristics other than those common to a single-family dwelling; and 3) a professional office for use by the person residing in the dwelling. Existing non-conforming uses will be "grandfathered" and allowed to remain until such time as the non-conforming use ceases for a period of 24 months, at which time the property must comply with all provisions of the R-2 district; i.e. any current non-conforming use will be permitted to continue and the "grandfathered" non-conforming use conveys with the deed when the property is sold. Property rental is a permitted use under the R-2 ordinance.

**What is the purpose of this change?**

- **Aligning with existing uses**  
The FHHD is now 93% single-family structures. Only five structures are multi-family. The trend in recent years has been away from multi-family and non-conforming uses to single-family units.
- **Preserving the character of the historic district**  
Federal Hill was developed as single-family dwellings, some grand, some more modest. It has undergone significant restoration, through private investment, returning the District to its former grandeur and preserving an important part of the heritage of Lynchburg. This is consistent with the Lynchburg Comprehensive Plan (Chapters 10 and 11) for preservation of neighborhoods and the distinctiveness of historic districts. To continue to permit development of multi-family units is inconsistent with the historic character of Federal Hill and counter to the restoration and preservation of the neighborhood. The R-2 zoning is the only type that is true to the character of the Federal Hill Historic District.
- **Following the precedent of Diamond Hill and Garland Hill**



These two historic districts are now zoned R-2. The zoning has had a beneficial effect on those neighborhoods and the city, both in preserving the historic districts and increasing property values.

**What is the purpose of this letter?**

A petition for signatures of all property owners has been circulated to all owners residing in the District. As an absentee owner, you have an opportunity to indicate your support for the rezoning by signing and returning the enclosed, stamped postcard. If there are multiple owners, all may sign. If you have a power-of-attorney, you may sign indicating POA.

Thank you for your support of the rezoning.

The Federal Hill Historic District Residents Association

FEDERAL HILL HISTORIC DISTRICT RESIDENTS ASSOCIATION  
914 FEDERAL STREET

May 12, 2006

**SECOND NOTICE**

**What is the purpose of this letter?**

**Requesting your support for the rezoning of the Federal Hill Historic District**

A petition for signatures of all property owners has been circulated to all owners residing in the District. As an absentee owner, you have an opportunity to indicate your support for the rezoning by signing and returning the enclosed, stamped postcard. If there are multiple owners, all may sign. If you have a power-of-attorney, you may sign indicating POA.

**Who is affected by the rezoning?**

The Lynchburg Planning Commission, at their regular meeting April 26, 2006, voted to initiate a process of rezoning the Federal Hill Historic District and certain adjoining properties from R-3, Medium Density, to R-2, Low-medium Density. The properties to be rezoned are all parcels within the Federal Hill Historic District on Harrison, Federal, and Jackson Streets and the following adjacent properties not in the Historic District:

1120 Harrison Street  
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**What does this change mean?**

If the Lynchburg City Council rezones these properties to R-2, the only uses permitted will be: 1) one single-family detached home per lot; 2) one two-family dwelling per lot in which the owner resides and provided the building has only one main entrance which is located in the front of the building and has no outside characteristics other than those common to a single-family dwelling; and 3) a professional office for use by the person residing in the dwelling. Existing non-conforming uses will be "grandfathered" and allowed to remain until such time as the non-conforming use ceases for a period of 24 months, at which time the property must comply with all provisions of the R-2 district; i.e. any current non-conforming use will be permitted to continue and the "grandfathered" non-conforming use conveys with the deed when the property is sold. Property rental is a permitted use under the R-2 ordinance.

**What is the purpose of this change?**

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The FHHD is now 93% single-family structures. Only five structures are multi-family. The trend in recent years has been away from multi-family and non-conforming uses to single-family units.
- Preserving the character of the historic district  
Federal Hill was developed as single-family dwellings, some grand, some more modest. It has undergone significant restoration, through private investment, returning the District to its former grandeur and preserving an important part of the heritage of Lynchburg. This is consistent with the Lynchburg Comprehensive Plan (Chapters 10 and 11) for preservation of

neighborhoods and the distinctiveness of historic districts. The R-2 zoning is the only type that is true to the character of the Federal Hill Historic District.

- Following the precedent of Diamond Hill and Garland Hill  
These two historic districts are now zoned R-2. The zoning has had a beneficial effect on those neighborhoods and the city, both in preserving the historic districts and increasing property values.

Please sign and return the enclosed addressed, stamped postcard. Thank you.

The Federal Hill Historic District Residents Association

# FEDERAL HILL HISTORIC DISTRICT RESIDENTS ASSOCIATION

914 FEDERAL STREET

434 845 0451

May 24, 2006

## Addendum to May 12, 2006 Memorandum to the Planning Commission

<i>Description of Properties to be Rezoned</i>		
	Number	Notes
Property Addresses Notified	97	A list of property owners in the FHHD and within 200 feet of the District was provided by the Lynchburg Community Planning and Development office
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Structures	71	
Single-family Structures	67	94% of structures in the FHHD are single-family, free-standing residences
Multi-family Structures	4	
Unoccupied Structures	9	All are single-family dwellings; 5 are being restored; 4 are habitable
Property owners	104	Multiple owners on one deed and multiple properties held by a single owner
Rental properties	18	Including 4 or 5 homes occupied by family members of absentee owners

<i>Signatures of Property Owners on Petition or by Proxy Supporting Rezoning</i>					
A	Total Number of Owners	104	100%		
B	Total Signatures	55	53%		
C	Absentee Owners	31	30%		Two mailings sent with addressed, stamped postcards to return; 3 cards returned with 4 signatures
D	Signatures and No-response Absentees combined (B+C=82)		79%		4 absentee signatures included in line B
E	Owners not able to find	18	17%		Mailed 2 letters; notice of public meeting and notice of Planning Commission public hearing